

BASIX COMMITMENTS SUMMERY NOTES (TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE)				
BASIX Certificate # 1263525S				
WATER	No hot water reticulation required			
Fixtures	All shower heads	All toilets	All kitchen taps	All bathrooms taps
Rating	3 Star(>4.5 But<=6L/Min)	4 star	5 star	5 star
Alternate water source				
Rain Water Tank	Type	Size	Roof area connected	Connections
	Individual RWT	2000L	90 m2	Outdoor tap for landscape only
Swimming pool				
	Volume	Heated	Cover	Shaded

ENERGY				
Hot water	Type	Rating		
	Individual, gas instantaneous	5 star		
Mech. Ventilation	System	Operation Control		
Bath	Indiv. fan, ducted to facade or roof	Manual Switch On/Off		
L'dry	Indiv. fan, ducted to facade or roof	Manual Switch On/Off		
Kitchen	Indiv. fan, ducted to facade or roof	Manual Switch On/Off		
Cooling System	Type	Living areas	Bed rooms	
	1 Phase Air conditioning: Day / Night Zoned	2.5 star (average zone)	2.5 star (average zone)	
Heating System	Type	Living areas	Bed rooms	
	1 Phase Air conditioning: Day / Night Zoned	2.5 star (average zone)	2.5star (average zone)	
Artificial Lighting	Primary type of artificial lighting is fluorescent or light emitting diode (LED)			
	No. of Bed rms & study	No. of Living	Each Kitchen, Bath / Toilet	L'dry & Hallway
	All	All	Yes	Yes
Others	Indoor private Cloth Line	Not Required		
	Outdoor or sheltered Cloth Line	Yes		
	Well ventilated Fridge space	Yes		
	Kitchen Cook top / Oven	Gas Cook top + Electric Oven		
THERMAL	As per thermal simulation carried out by assessor			
(refer assessor's stamped drawings)	External Wall Insulation: R2.8			
	Ceiling Insulation: R4.5			
	Roof type / colour : Metal roof, Medium Colour (SA 0.475 - 0.7) + SS Foil (R1.3)			
	ALM-002-01 A: Aluminium B SG Clear / tint U=6.6 SHGC =0.441 - 0.539			
	All External doors & windows to be weather sealed			
	Eaves / shading as per drawings			



THIS PLAN IS TO BE READ IN CONJUNCTION WITH DEFERRED COMMENCEMENT CONSENT

 DA NUMBER: DA2021/2595

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NOTE

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 2. Figured dimensions to be taken in preference to scaled dwgs.

 3. This drawing is to be read in conjunction with the specification and engineers drawings.

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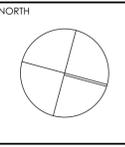
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

DEVELOPMENT APPLICATION SURVEY ISSUE

 CLIENT: SKYCORP AUSTRALIA

PROJECT: LOT 04, 10 FERN CREEK ROAD, WARRIEWOOD

 DRAWING: BASIX COMMITMENT



DRAWN: DL, KC	CHECKED: PI / KC
PROJECT No: P563	SCALE: @A1,
B DA 005 B	disc stage chg no. revision



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 Nominated Registered Architect, Peter Israel (Reg no 5094)

 A/N 60 050 071 022



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DA NUMBER: DA2021/2595
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1 LOCATION PLAN



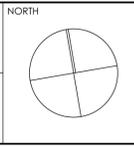
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 Notional Registered Architect: Peter Grant (Eng no 5084)
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A	DEVELOPMENT APPLICATION				DL	KC/PI	DL	GF/PI	08.11.21
B	SURVEY ISSUE				DL	DL	GF/PI	11.11.21	

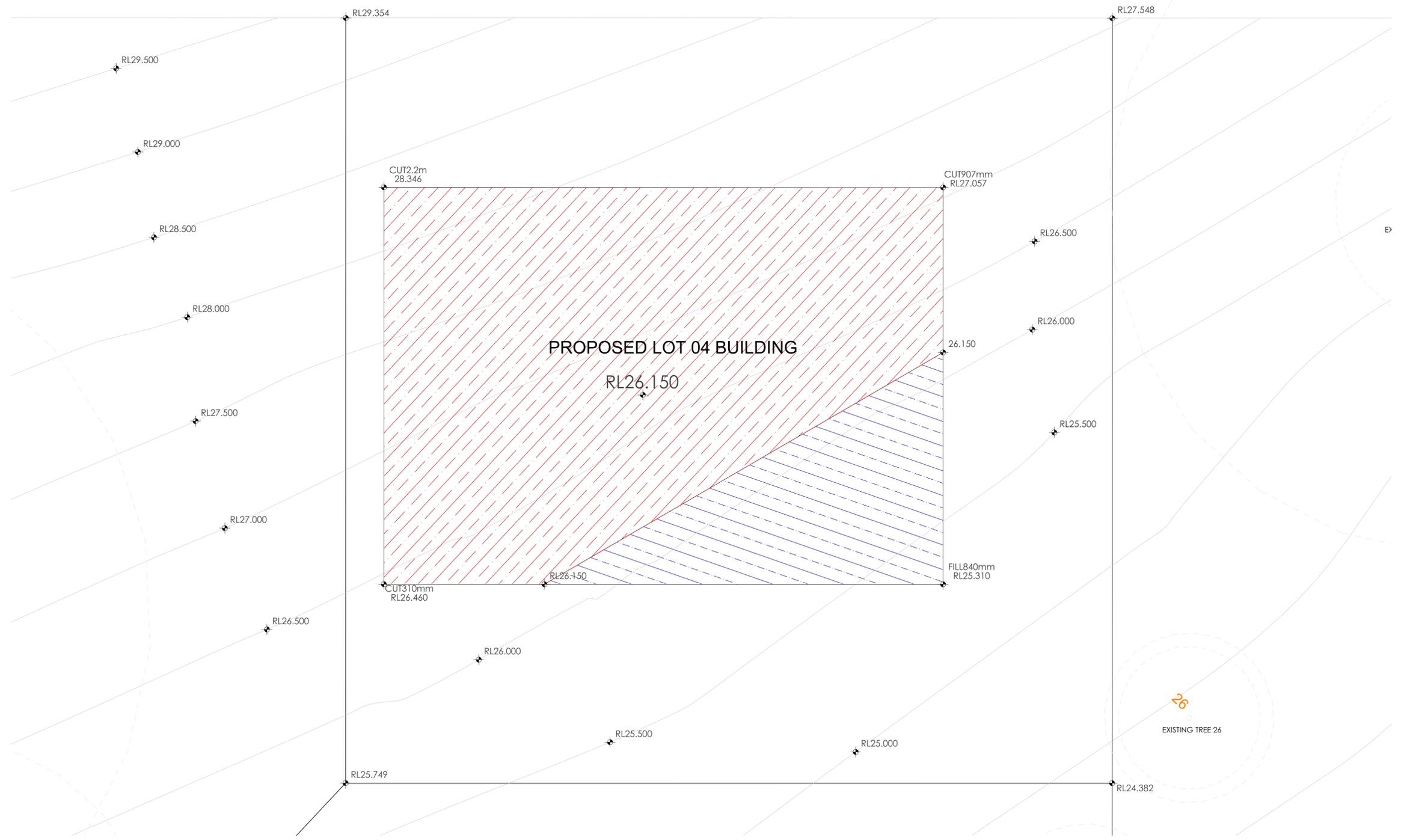
CLIENT
SKYCORP AUSTRALIA

PROJECT
LOT 04, 10 FERN CREEK ROAD, WARRIEWOOD
DRAWING
LOCATION PLAN



DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:1000@A1,
B	DA	010	B
disc	stage	dwg no.	revision

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THIS PLAN IS TO BE READ IN CONJUNCTION WITH DEFERRED COMMENCEMENT CONSENT
DA NUMBER: DA20212595
(Activation of consent must be obtained from Northern Beaches Council)



1 CUT&FILL PLAN
1:50



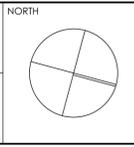
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DL	KC/PI	08.11.21	CLIENT SKYCORP AUSTRALIA
DL	GF/PI	11.11.21	

PROJECT
LOT 04, 10 FERN CREEK ROAD, WARRIEWOOD
 DRAWING
CUT&FILL PLAN



DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:50@A1,
B	DA 020	B	
disc	stage	dwg no.	revision



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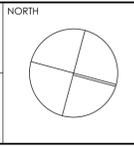
1 LOWER GROUND PLAN
 1:50

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A	DEVELOPMENT APPLICATION				DL	KC/PI	08.11.21		
B	SURVEY ISSUE				DL	GF/PI	11.11.21		

CLIENT
SKYCORP AUSTRALIA

PROJECT
LOT 04, 10 FERN CREEK ROAD, WARRIWOOD
 DRAWING
LOW GROUND FLOOR PLAN



DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:50@A1,
B	DA	120	B
disc	stage	dwg no.	revision



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1 GROUND FLOOR PLAN
1:50



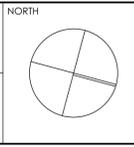
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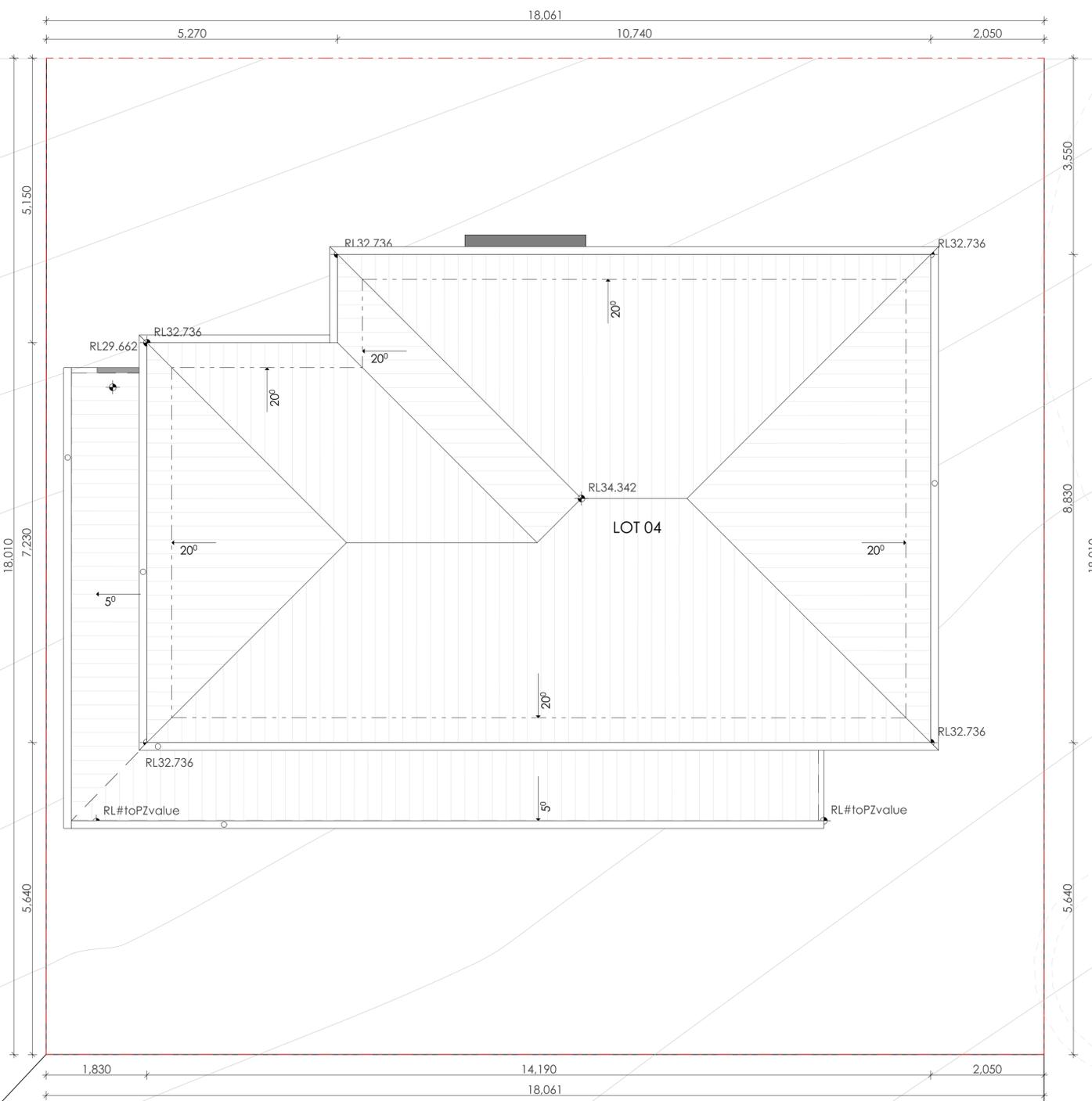
CLIENT
SKYCORP AUSTRALIA

PROJECT
LOT 04, 10 FERN CREEK ROAD, WARRIEWOOD
 DRAWING
GROUND FLOOR PLAN



DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:50@A1,
B	DA	130	B
dsc	stage	chwg no.	revision

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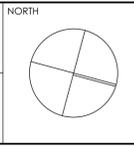
1 **ROOF PLAN**
1:50

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DL	KC/PI	08.11.21	CLIENT
DL	GF/PI	11.11.21	SKYCORP AUSTRALIA

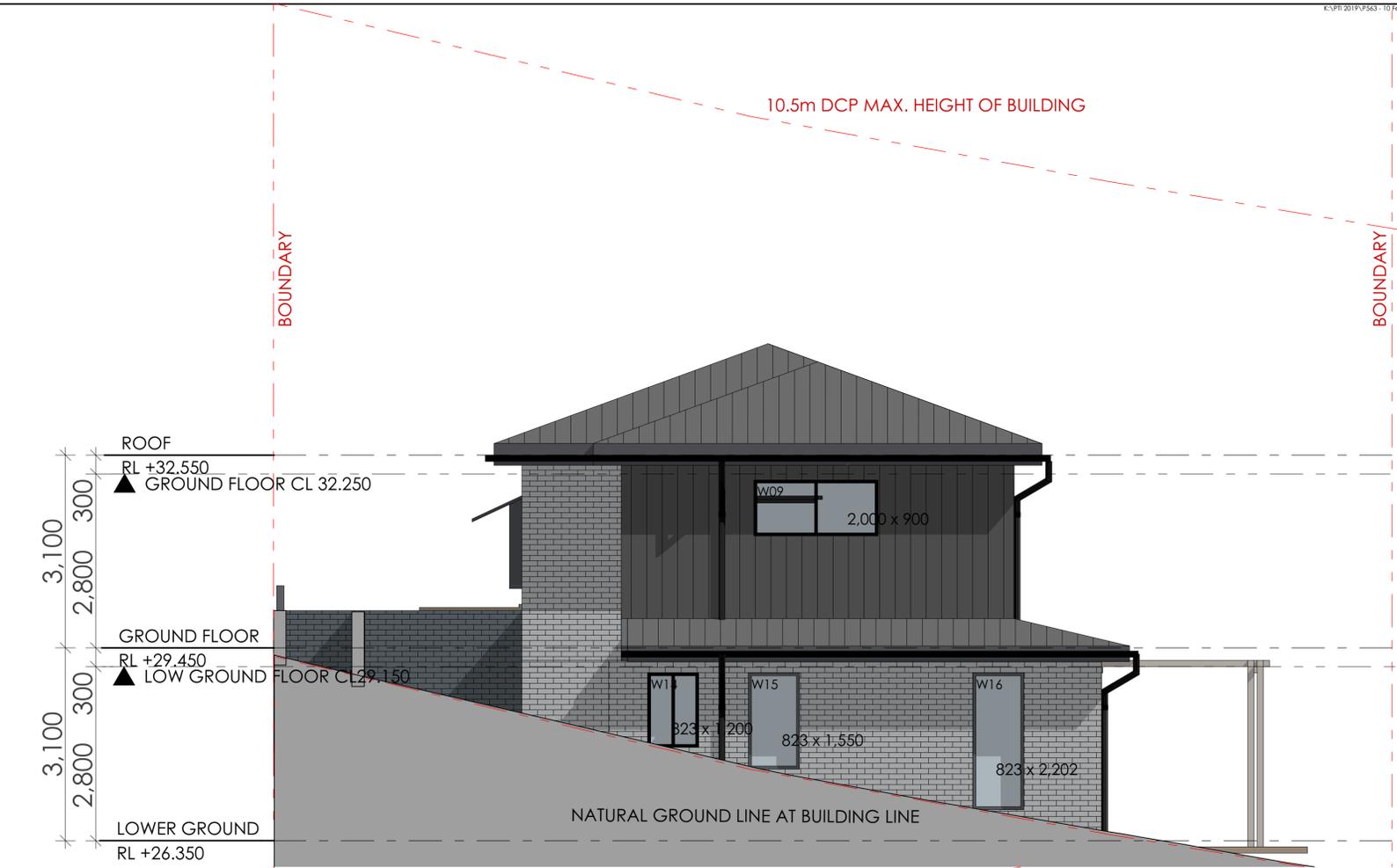
PROJECT
LOT 04, 10 FERN CREEK ROAD, WARRIEWOOD
 DRAWING
ROOF PLAN



DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:50@A1,
B	DA 140	B	B
disc	stage	dwg no.	revision



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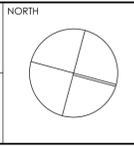
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B	SURVEY ISSUE				DL	GF/PI	11.11.21		

CLIENT
SKYCORP AUSTRALIA

PROJECT
LOT 04, 10 FERN CREEK ROAD, WARRIEWOOD
 DRAWING
ELEVATION



DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:100@A1,
B	DA	200	B
disc	stage	chg no.	revision




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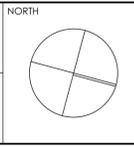
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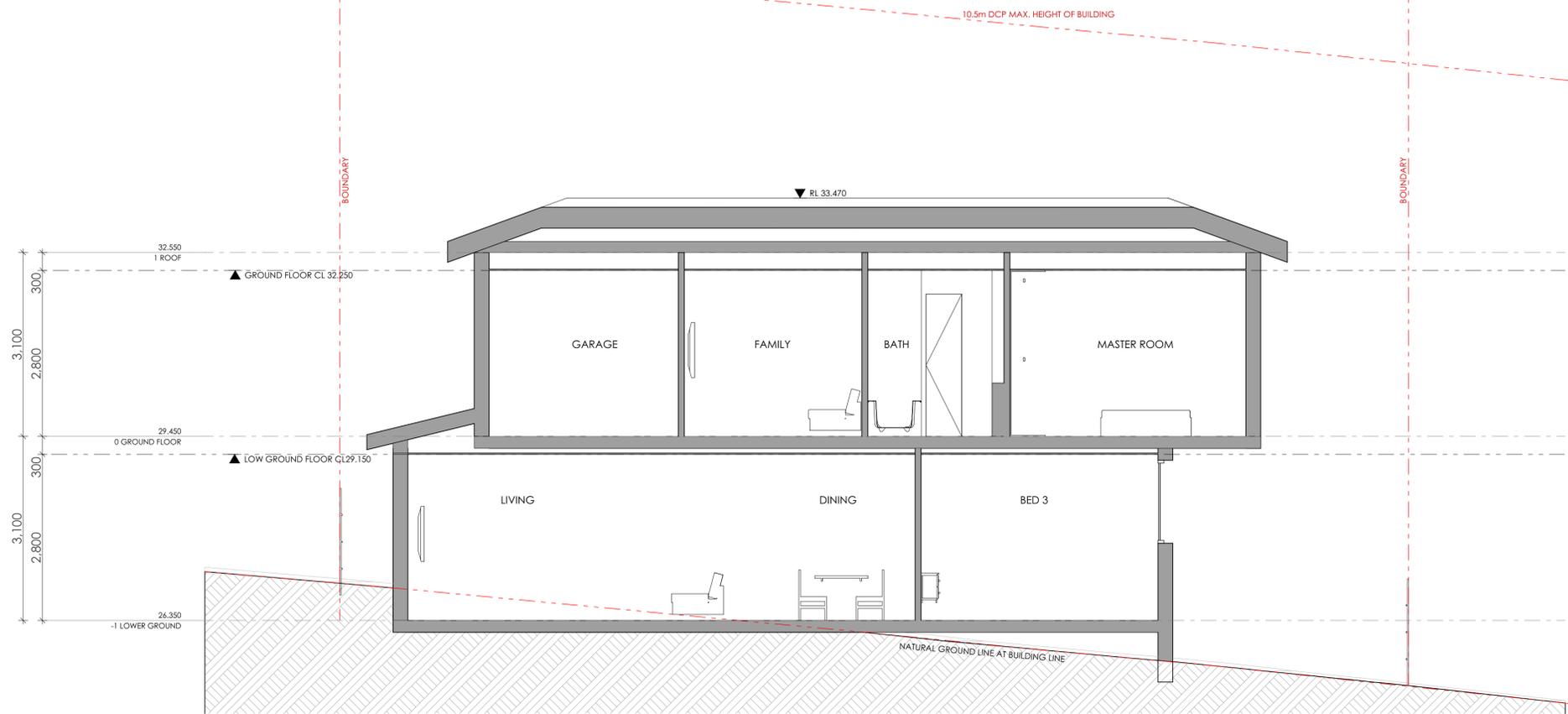
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

A	DEVELOPMENT APPLICATION	DL	KC/PI	08.11.21	CLIENT
B	SURVEY ISSUE	DL	GF/PI	11.11.21	SKYCORP AUSTRALIA

PROJECT	LOT 04, 10 FERN CREEK ROAD, WARRIEWOOD
DRAWING	ELEVATION

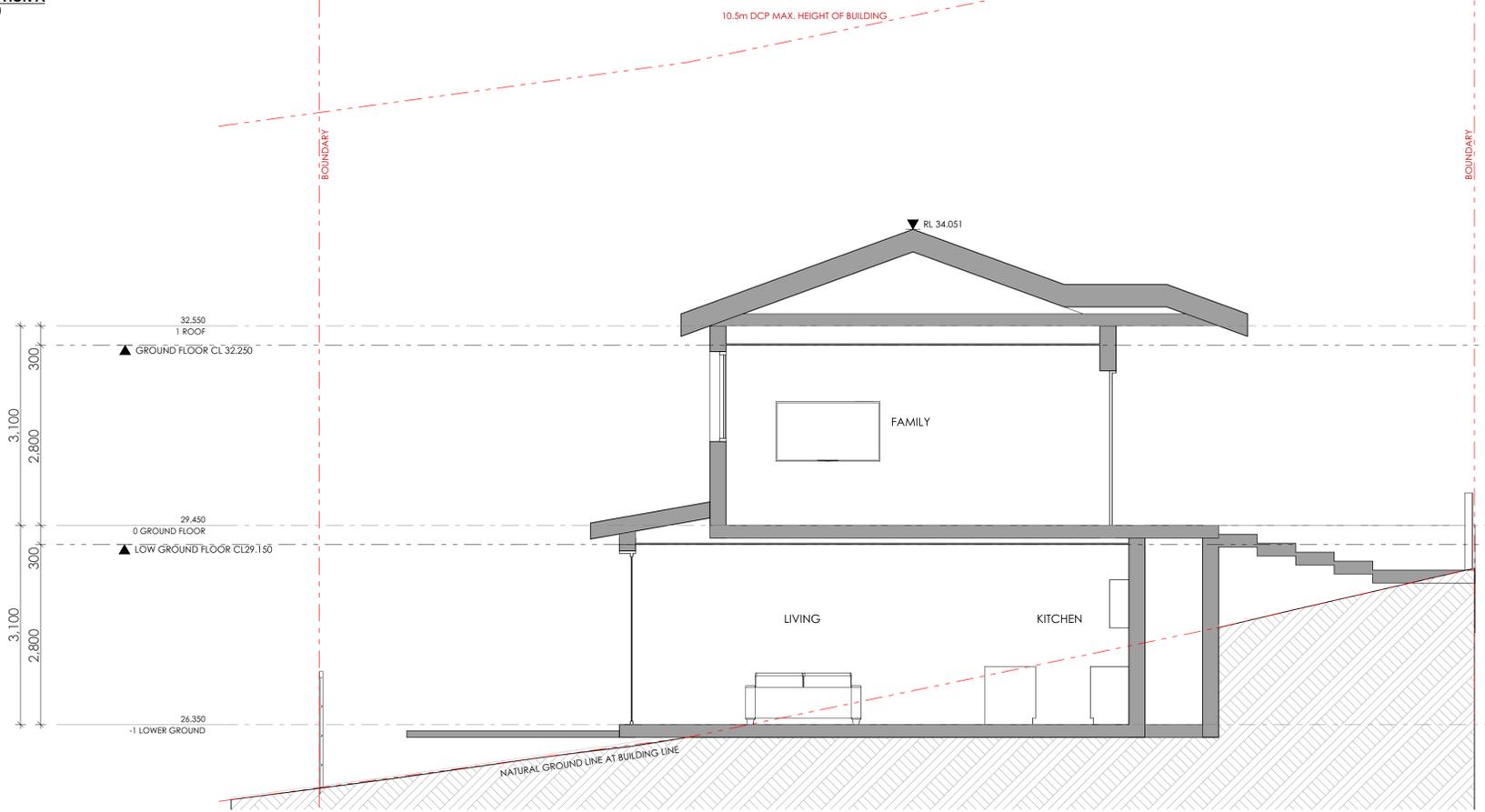


DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:100@A1,
B	DA	210	B
disc	stage	chwg no.	revision



1 SECTION A
1:50

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2 SECTION B
1:50



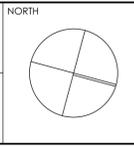
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DEVELOPMENT APPLICATION SURVEY ISSUE	DL	KC/PI	08.11.21	CLIENT	SKYCORP AUSTRALIA
	DL	GF/PI	11.11.21		

PROJECT	LOT 04, 10 FERN CREEK ROAD, WARRIEWOOD
DRAWING	SECTIONS



DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:50@A1,
B	DA	300	B
disc	stage	chwg no.	revision



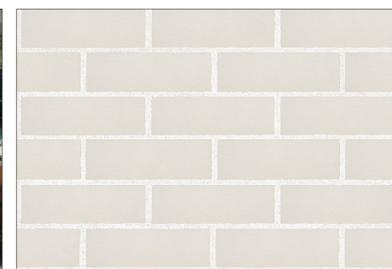
1. AUSTRAL BRICKS BRAHMAN GRANITE



2. POWDER COATED ALUMINIUM FRAMED GLAZING



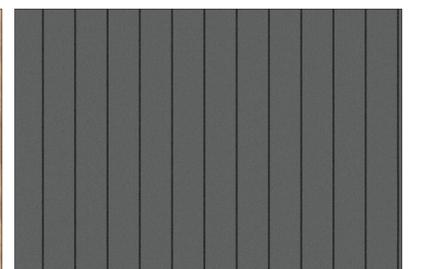
3. COLORBOND MONUMENT METAL ROOF



4. AUSTRAL BRICKS MAJESTIC GREY



5. 3mm ALUMINIUM CLADDING - TIMBER LOOK SILVER WAITWE



6. JAMES HARDIE - STRIA 255mm



7. RENDER & PAINT - DULUX WAYWARD GREY


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DL	GF/PI	11.11.21	

PROJECT	LOT 04, 10 FERN CREEK ROAD, WARRIEWOOD
DRAWING	
EXTERNAL FINISHES SCHEDULE	



DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:500, 1:100@A1,
B	DA	700	B
dsc	stage	dwg no.	revision

NOTE: FOR OWNER/BUILDER/PLUMBER
REGULAR 2 MONTHLY MAINTENANCE IS REQUIRED
TO ALL PITS. OWNER/BUILDER/TENANT TO ENSURE
ALL PITS ARE CLEANED.

NOTE: BASIX REQUIREMENTS
ENSURE MINIMUM ROOF CATCHMENT
AREA DRAINS TO ABOVE GROUND
RAINWATER TANK. REFER BASIX
REPORT AND REQUIREMENTS

NOTE: BASIX REQUIREMENTS
MINIMUM RAINWATER TANK CAPACITY = 2000L
PROVIDED RAINWATER TANK CAPACITY = 3000L
MINIMUM COLLECTED ROOF RUNOFF = 90sqm
PROVIDED COLLECTED ROOF RUNOFF = 109sqm

NOTE SERVICES
APPROXIMATE LOCATIONS OF
EXISTING SERVICES SHOWN EXACT
LOCATIONS & DEPTHS TO BE
ACCURATELY LOCATED BY BUILDER
CONTRACTOR BY CONTACTING THE
RELEVANT AUTHORITIES BEFORE
COMMENCEMENT OF ANY WORKS

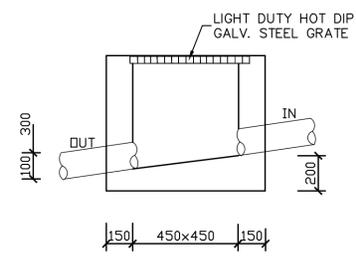
PLEASE NOTE
AN IMPERMEABLE LINER SUCH AS BIDIM A44 GEO-FABRIC MUST BE
INSTALLED AT THE BASE
(AND UP THE EDGES) OF THE RAIN GARDEN TO STOP GROUND WATER
FILTERING INTO SURROUNDING SOIL
NOTING THE LANDSLIDE RISK EVIDENT PRIMARILY LINKED TO
GROUNDWATER.

WATER SENSITIVE URBAN DESIGN ELEMENTS FORM PART OF THIS PROJECT
- RAIN GARDEN AND RAINWATER REUSE TANK
- REUSE OF TANK IN ACCORDANCE WITH BASIX REQUIREMENTS OR AS PER
COUNCIL REQUIREMENTS

LEGEND	
RL 00.000	NEW REDUCED LEVEL
GFL. 00.00	GROUND FLOOR LEVEL
FFL. 00.00	FINISH FLOOR LEVEL
A,B,C,D, etc.	REFER TO PIPE SCHEDULE
L1	PIPE LABEL
PIT P1	SURFACE INLET PIT
● DP	DOWNSPIPE
□ RWH	RAIN WATER HEAD
[Symbol]	PIT: SIZE AS MARKED
[Symbol]	SEALED PIT: SIZE AS MARKED
[Symbol]	W:200mm x D:200mm GRADED DRAIN
[Symbol]	GROUND FALL
[Symbol]	OVERLAND FLOW
[Symbol]	100mm UPVC CHARGED LINE
[Symbol]	DRAINAGE PIPE IN GROUND
[Symbol]	RAINWATER TANK OVERFLOW PIPE

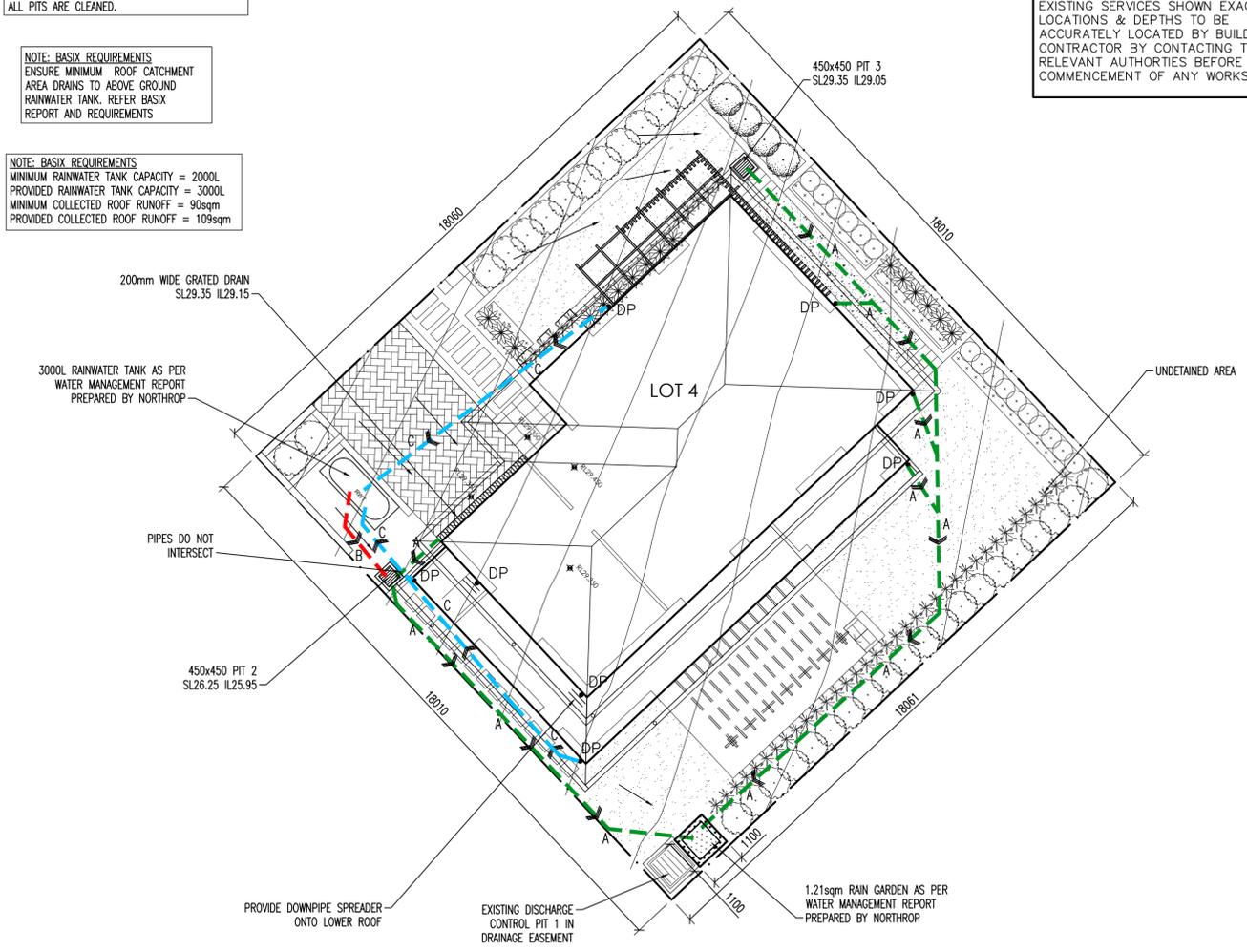
- NOTES
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS AND THE SPECIFICATION.
 - PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY HIMSELF OF THE CORRECT LOCATION OF EXISTING SERVICES WHETHER INDICATED OR NOT ON THE PLANS. ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTOR'S EXPENSE.
 - TRAFFIC MANAGEMENT MEASURES HAVE TO BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTION, ALL IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN SAFE PEDESTRIAN ACCESS ALONG THE FOOTPATH.
 - THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
 - REFER TO ARCHITECT'S DRAWINGS FOR ALL DETAILS (LEVELS, GRADING ETC.) OF DRIVEWAYS, CONCRETE AND PAVED AREAS, AND RETAINING WALL TYPES AND LOCATIONS.
 - REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS AND EXTENT OF ALL LANDSCAPED AREAS.
 - ALL SWD PIPES ARE UPVC AT 1.0% MINIMUM GRADE (UNO).
 - SWD PITS CAN BE PRE-CAST SIZED AS FOLLOWS:
450mm SQ. UP TO 600mm DEEP
600mm SQ. UP TO 1000mm DEEP
 - ALL PITS LOCATED IN TRAFFICABLE AREAS, (IE, DRIVEWAYS) TO HAVE MEDIUM DUTY GRATED COVERS SUITABLE FOR WITHSTANDING LOADS ASSOCIATED WITH SMALL TRUCKS.
 - PROVIDE STEP IRONS TO ALL PITS GREATER THAN 1.2m DEEP.
 - THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF WORKS.
 - TOPSOIL SHALL BE STRIPPED DN STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE REVEGETATED.
 - THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES. ALL SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
 - THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.

RAIN GARDEN:
PROVIDED RAIN GARDEN AREA: 1.21m²



PIPE SCHEDULE TO ALL GUTTERS			
TAG	PIPE Ø	MATERIAL	Min. GRADE
A	100	PVC	1%
B	100 OVERFLOW	PVC	1%
C	100 CHARGED	PVC	-
DP	100	PVC	-

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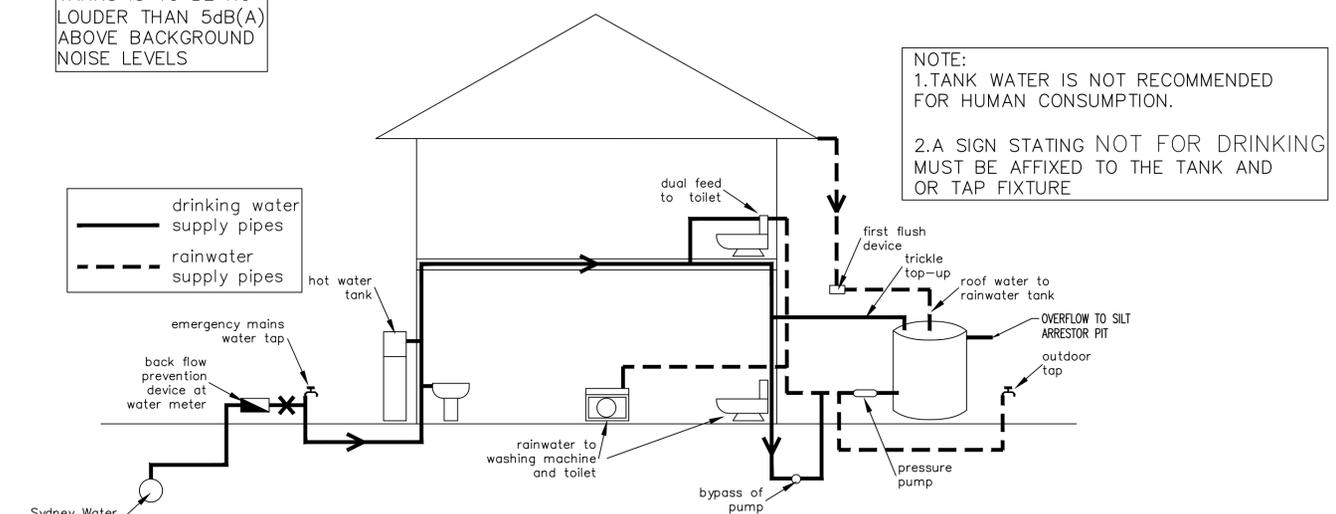


DRAINAGE LAYOUT PLAN
SCALE: 1:100
* NEW LEVEL
* EXISTING LEVEL

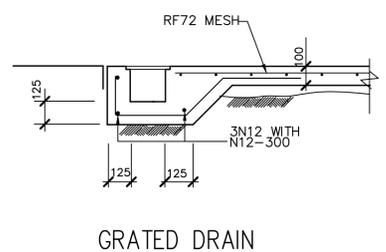
NOTE:
ANY PUMP INSTALLED
FOR THE RAINWATER
TANKS IS TO BE NO
LOUDER THAN 5dB(A)
ABOVE BACKGROUND
NOISE LEVELS

NOTE:
1. TANK WATER IS NOT RECOMMENDED
FOR HUMAN CONSUMPTION.

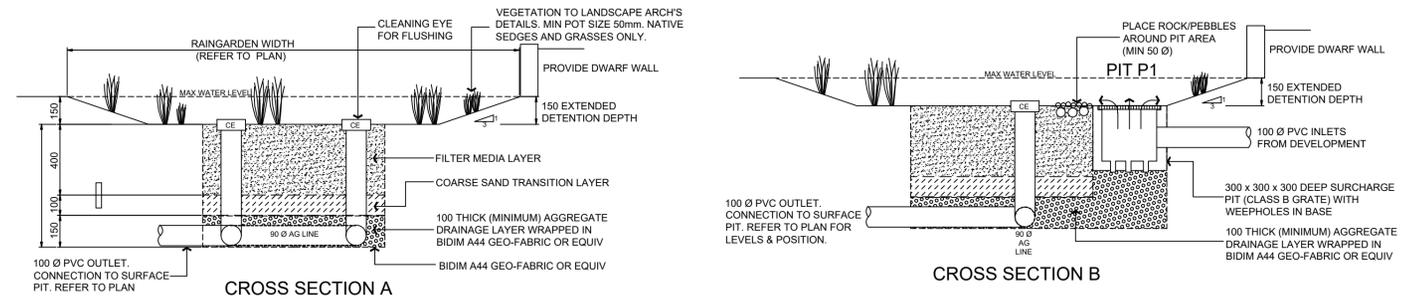
2. A SIGN STATING NOT FOR DRINKING
MUST BE AFFIXED TO THE TANK AND
OR TAP FIXTURE



RAINWATER TANK NOTES:
RAINWATER TANK AND PIPE WORK IS TO
BE PAINTED IN COLOURS MATCHING THE
EXTERNAL FINISHES OF THE DWELLING AND
IS TO BE NON-REFLECTIVE FINISH.

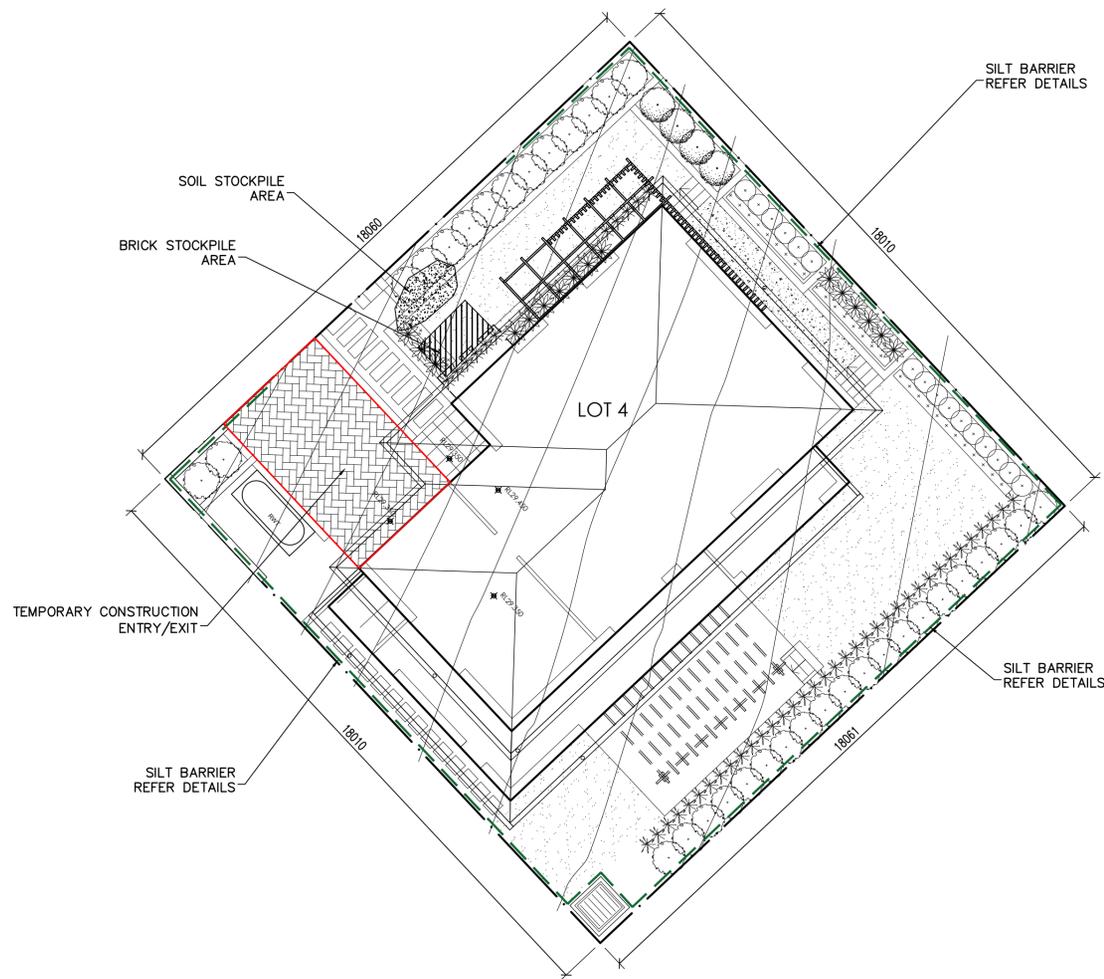


DANGER
WHEN EXCAVATING WITHIN ANY
SITE, FOOTPATH AND ROADWAY,
ALL SERVICES SHALL BE LOCATED
PRIOR TO COMMENCEMENT OF
THE EXCAVATION WORKS.
CONTACT "DIAL BEFORE YOU DIG"
ON PHONE No. 1100 OR GO TO THE
WEB SITE
"www.dialbeforeyoudig.com.au"



RAIN GARDEN DETAILS

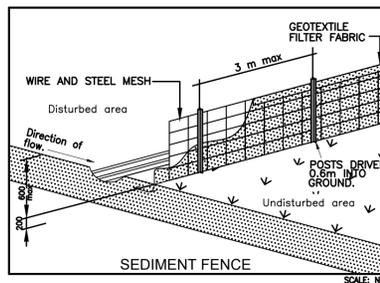
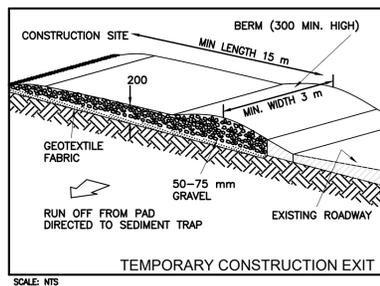
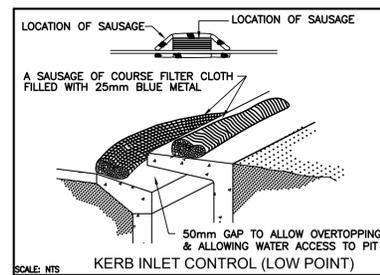
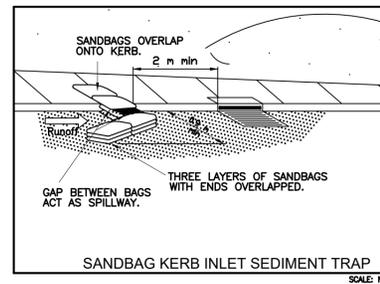
SUITE 303 / 29-31 LEXINGTON DRIVE NORWEST BUSINESS PARK, BELLA VISTA N.S.W. 2153 ALL CORRESPONDENCE TO: P.O. BOX 6080 BAULKHAM HILLS BC BAULKHAM HILLS NSW 2153 PH. 8814 6191 FAX 8814 5301 MOB. 0425 270 333 EMAIL. andrew@camconsulting.com.au		PROJECT PROPOSED DEVELOPMENT LOT 4, 10 FERN CREEK ROAD, WORRIEWOOD, NSW CLIENT SKYCORP ARCHITECT / PROJECT MANAGER KAE CHAN	DRAWING TITLE DRAINAGE LAYOUT PLAN SCALES A1 - 1:100 DESIGNED A.C. DRAFTED M.W. APPROVED A.C. REVISION B		
REVISION	AMENDMENT	ISSUE DATE	ISSUE	ISSUED TO	ISSUE DATE
B	ISSUED FOR DA APPROVAL	06/12/2021			
A	PRELIMINARY DESIGN	21/09/2021			



SM SOIL MANAGEMENT PLAN
SCALE : 1:100




 northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH DEFERRED COMMENCEMENT CONSENT
 DA NUMBER: DA2021/2595
 (Activation of consent must be obtained from Northern Beaches Council)

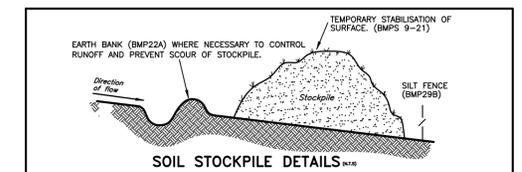


SOIL EROSION CONTROL INSTRUCTIONS

- EARTH BATTERS WILL BE CONSTRUCTED WITH AS LOW AS A GRADIENT AS PRACTICABLE BUT NO STEEPER, UNLESS OTHERWISE NOTED, THAN:
 - 2(H):1(V) WHERE SLOPE LENGTH LESS THAN 12 METRES
 - 2.5(H):1(V) WHERE SLOPE LENGTH BETWEEN 12 & 16 METRES
 - 3(H):1(V) WHERE SLOPE LENGTH BETWEEN 16 & 20 METRES
 - 4(H):1(V) WHERE SLOPE LENGTH GREATER THAN 20 METRES
- ALL WATERWAYS, DRAINS, SPILLWAYS AND THEIR OUTLETS WILL BE CONSTRUCTED TO BE STABLE IN AT LEAST THE 1:20 YEAR ARI, TIME OF CONCENTRATION STORM EVENT.
- WATERWAYS AND OTHER AREAS SUBJECT TO CONCENTRATED FLOWS AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND COVER C-FACTOR OF 0.05 (70% GROUND COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION. FLOW VELOCITIES ARE TO BE LIMITED TO THOSE SHOWN IN TABLE 5-1 OF "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION DEPT OF HOUSING 1998 (BLUE BOOK). FOOT AND VEHICULAR TRAFFIC WILL BE PROHIBITED IN THESE AREAS.
- STOCKPILES AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND COVER C-FACTOR OF 0.1 (60% GROUND COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION.
- ALL LANDS, INCLUDING WATERWAYS AND STOCKPILES, DURING CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND COVER C-FACTOR OF 0.15 (50% GROUND COVER) WITHIN 20 WORKING DAYS FROM INACTIVITY EVEN THOUGH WORKS MAY CONTINUE LATER.
- FOR AREAS OF SHEET FLOW USE THE FOLLOWING GROUND COVER PLANT SPECIES FOR TEMPORARY COVER: JAPANESE MILLET 20KG/HA AND OATS.
- PERMANENT REHABILITATION OF LANDS AFTER CONSTRUCTION WILL ACHIEVE A GROUND COVER C-FACTOR OF LESS THAN 0.1 AND LESS THAN 0.05 WITHIN 60 DAYS. NEWLY PLANTED LANDS WILL BE WATERED REGULARLY UNTIL AN EFFECTIVE COVER IS ESTABLISHED AND PLANTS ARE GROWING VIGOROUSLY FOLLOW-UP SEED AND FERTILISER WILL BE APPLIED AS 20KG/HA
- REVEGETATION SHOULD BE AIMED AT RE-ESTABLISHING NATURAL SPECIES. NATURAL SURFACE SOILS SHOULD BE REPLACED AND NON-PERSISTANT ANNUAL COVER CROPS SHOULD BE USED.

DUST CONTROL INSTRUCTIONS

- ALL STOCKPILED MATERIAL OR SEDIMENT COLLECTION TO BE SPRAYED BY LIGHTLY WIDE ANGLED WATER
- THIS TEMPORARY MECHANICAL METHOD CONFINES AND SETTLES THE DUST FROM THE AIR BY DUST AND WATER PARTICLE ADHESION. WATER IS SPRAYED THROUGH NOZZELS OVER THE PROBLEM AREA.



REVISION	AMENDMENT	ISSUE DATE	ISSUE	ISSUED TO	ISSUE DATE
B	ISSUED FOR DA APPROVAL	06/12/2021			
A	PRELIMINARY DESIGN	21/09/2021			

SUITE 303 / 29-31 LEXINGTON DRIVE
 NORWEST BUSINESS PARK,
 BELLA VISTA N.S.W. 2153
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 BAULKHAM HILLS NSW 2153
 PH. 8814 6191 FAX 8814 5301 MOB. 0425 270 333
 EMAIL. andrew@camconsulting.com.au

PROJECT
**PROPOSED DEVELOPMENT
 LOT 4, 10 FERN CREEK ROAD,
 WORRIEWOOD, NSW**
 CLIENT
SKYCORP
 ARCHITECT / PROJECT MANAGER
KAE CHAN

DRAWING TITLE
SOIL MANAGEMENT PLAN

SCALES A1 - 1:100	DESIGNED A.C.	DRAFTED M.W.
DRAWING NO. C21187-SW02	APPROVED A.C.	REVISION B